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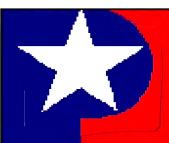
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0020.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
824,600 / 824,600
824,600 / 824,600
824,600 / 824,600
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
91-91A		FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MALLARD DIANE N & THOMAS L	
Owner 2:	
Owner 3:	
Street 1: 91 FAIRMONT ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: MARTINO DIANA ROSE -	
Owner 2: LIFE ESTATE -	
Street 1: 91 FAIRMONT ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .083 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1929, having primarily Asbestos Exterior and 2140 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2	TWO FAMIL	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name

8/4/2014	945	Manual	2,450	8/4/2014	Remove and replace
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8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
10/20/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT

8/27/1993	KT
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Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3614		Sq. Ft.	Site		0	80.	1.46	1									422,737						422,700	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 12 - Multi-Conver				Full Bath: 2	Rating: Average			SCUTLLE HOLE.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 5 - Asbestos				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: PURPLE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1929	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	6	2					
Sec Int Wall:		%		Economic:		%		Additions:		1	5	2					
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 4 - Carpet				Override:		%		Baths:									
Sec Floors: 3 - Hardwood	50 %			Total:	26.4 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 170.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.14065421				General:									
Electric: 3 - Typical				Const Adj.: 0.93565685				Totals		2	11	4					
Insulation: 2 - Typical				Adj \$ / SQ: 181.434													
Int vs Ext: S				Other Features: 101500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 546056													
% Com Wal	% Sprinkled			Depreciation: 144159													
				Depreciated Total: 401897													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #			Year:		Color:								
PARCEL ID 002.0-0003-0020.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 11	BRs: 4	Baths: 2	HB

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,178	181.430	213,730
SFL	Second Floor	962	181.430	174,540
BMT	Basement	950	54.430	51,709
EFP	Enclos Porch	65	64.660	4,203
WDK	Deck	25	14.970	374

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

IMAGE

AssessPro Patriot Properties, Inc